

TRANSFER
TAX
PAIDWARRANTY DEED
Statutory Short Form

029876

We, DONALD H. FITZWATER, JR. and CONSTANCE T. FITZWATER of Belgrade Lakes, Kennebec County, Maine, for consideration paid, grant to ROBERT C. GNAU and NANCY I. GNAU of Mobile, County of Mobile, Alabama, whose mailing address is 6016 Cedar Knox Court, Alabama 36609, with Warranty Covenants as joint tenants and not tenants in common, the land in Waterville, Kennebec County, Maine, bounded and described as follows; to wit:

Being Lot #35, as shown on a Plan of Cherry Hill dated August 29, 1950 and made by Harry E. Green for H.D. Eaton, Proprietor, and recorded at the Kennebec County Registry of Deeds in Plan Book 17, Pages 34 and 35. Lot #35 is more particularly described in a Plan entitled "Lots on Cherry Hill" dated August 29, 1966 and made by R. G. Knowlton, C.E., for SILVER LAKE REALTY COMPANY, which Plan is to be recorded concurrently with this deed.

Subject to the restrictions and covenants numbered 1 through 4, more specifically outlined in a deed from A. Raymond Rogers and Arthur T. Eaton, Executors and Trustees under the will of Harvey D. Eaton, to the SILVER LAKE REALTY COMPANY, INC. dated June, 1966 and recorded at the Kennebec County Registry of Deeds in Book 1420, Page 826. Note that the fourth restriction referred to above has been amended to read that "no building or any part of a building shall be erected or allowed to stand upon said lot within fifty feet of the street bounding the lot", by virtue of the Affidavits of Arthur T. Eaton, which Affidavits are dated January 9, and February 20, 1968, respectively, and which are recorded at the Kennebec County Registry of Deeds in Book 1459, Page 729 and Book 1462, Page 868.

Also subject to an easement given by Anna Marie Hunter to Scott Paper Company et al for sewer rights, dated July 6, 1970 and recorded at the Kennebec County Registry of Deeds in Book 1525, Page 81 to which reference is made for a more particularly description.

WITNESS Our hands and seals this 15th day of December, 1988.

Signed, Sealed and Delivered
in the presence of:

Stan L. Dubord
Stan L. Dubord

Donald H. Fitzwater, Jr.
DONALD H. FITZWATER, JR.
Constance T. Fitzwater
CONSTANCE T. FITZWATER

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: December 15, 1988

Then personally appeared the above named DONALD H. FITZWATER, JR. and CONSTANCE T. FITZWATER and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Stan L. Dubord
Notary Public
Print Name

Stephen F. Dubord
Attorney At Law
Notary Public
My Commission Expires September 4, 1991



RECEIVED KENNEBEC CO.

1988 DEC 20 AM 9:00

RECEIVED
REGISTER OF DEEDS